

COMMERCIAL BUILDING FOR SALE

**204 W. 4TH ST.
COLUMBIA, TENNESSEE**

**BY
THE STATE OF TENNESSEE
TR. 08-03-009**

ALL CASH - "AS IS"

The State of Tennessee requests sealed bids for the purchase of the commercial building at 204 W. 4th St. Columbia, TN. Approximately 5,307 sq. ft. 110 x 230 lot size (approx. .436 acre lot).

MIMUM BID: \$278,000.00

The State will accept sealed bids until 2:30 p.m. CDT on **September 26, 2008** at the address below. The State reserves the right to reject any and all bids.

Please contact for bid package or additional information:

**Andrea Maholland
Real Property Administration
312 - 8th Ave. N., 22nd Fl
Nashville, TN 37243-0299**

**Phone: (615) 741-9357
Fax: (615) 741-7599
Email: andrea.maholland@state.tn.us
URL: www.tennessee.gov/finance/rpa/sales**

Date

To

RE:

Name

Enclosed is a bid package for the above captioned property. The data included is for general information purposes and is not guaranteed as to accuracy. Please review the page titled "enclosed Items" and let me know if anything is missing.

The property is scheduled for advertisement in the real estate for sale section of the *paper* on date and date. Bids are due date no later than 2:30 PM CDT at he the Real Property Administration office in Nashville, Tennessee.

Please contact me to arrange to inspect the property. Please contact me at (615) 741-9357 in you need any additional information or have any questions.

Sincerely,

Andrea Maholland

STATE OF TENNESSEE TR. 08-03-009
SALE OF
204 W. 4th St. Columbia, TN

BID PROCEDURE

1. **METHOD:** Sale is to be by the sealed bid method. The State reserves the right to refuse or reject any or all bids.
2. **OPENING:** Sealed bids will be opened **September 26, 2008 at 2:30 p.m.** (Central Daylight Time) at the Real Property Administration office in Nashville, Tennessee. Bids must be received by Real Property Administration no later than the opening time and date. Late bids will be returned unopened.
3. **FORMAT:** The bid must state the amount of the bid and identify the party or entity to whom the property will be conveyed. Bids must be sealed and contain the following information on the bottom left hand corner of the envelope:

BID ENCLOSED:	TR 08-03-009
BID OPENING TIME:	2:30 PM CDT
BID OPENING DATE:	September 26 , 2008

4. **SECURITY DEPOSIT:** The bid must include a security deposit by cashier's check, in the amount of five (5%) of the total bid, payable to the State of Tennessee. Security deposits will be deposited the next business day. The security deposit will be applied to the purchase price for the successful bidder. The security deposit will be forfeited if the successful bidder fails to perform. Security deposits will be returned to unsuccessful bidders by separate State warrants.
5. **AWARD OF BID:** Bids will be either accepted or rejected within forty-five (45) days from the bid opening date.
6. **TERMS OF SALE:** The property will be sold "as is" for cash due upon closing. The balance of the purchase price shall be paid by cashier's check payable to the State of Tennessee. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.
7. **FORWARD BIDS TO:** Andrea Maholland
State of Tennessee
Real Property Administration
312 8th Avenue North, 22nd Fl
Nashville, TN 37243-0299

STATE OF TENNESSEE TRANSACTION 08-03-009
SALE OF COMMERCIAL BUILDING
204 W. 4TH ST. COLUMBIA, TN

BIDS DUE NO LATER THAN: 2:30 PM CDT, SEPTEMBER 26, 2008

BID FORM

I, _____, submit a bid of
\$ _____, for the residence and lot at 204 W. 4th St. Columbia,
Tennessee. Being the same property identified by the proposal information for RPA
Transaction Number 08-03-009.

Enclosed is a cashier's check payable to the State of Tennessee in the amount of
\$ _____ which constitutes the required bid deposit of five (5) percent of
my total bid. The balance to be paid upon notification by the State of Tennessee that the
deed has been fully executed and is ready for delivery.

Please **Print** Name(s) Below:

Please **Sign** Name(s) Below:

Please provide below the exact name of the Grantee(s) and the address for notification of
property taxes to be used if you are the successful bidder.

ENCLOSED ITEMS

204 W. 4th St. Columbia, TN

Tr. 08-03-009

Transmittal Letter

Enclosed Items List

Copy of Advertisement

Bid Procedure

Bid Form

Bid Envelope

Property Information

Property Condition Disclosure

Deed to the State (3 pages)

Floor Plan

Assessor Information (2 pages)

Register Information

Tax Maps (2 pages)

Zoning Map

Photo

STATE OF TENNESSEE TR. Case number 08-03-009

Address: 204 W. 4th St. Columbia, TN

PROPERTY CONDITION DISCLOSURE

The following information is provided so that interested parties may make informed decisions regarding this property. Accuracy is not guaranteed and it is not intended to be all inclusive. This is not a warranty or a substitute for any professional inspections or warranties that purchasers may wish to obtain. Purchases agree to accept the property "as is."

STATE OF TENNESSEE TR. 08-03-009

204 W. 4th St. Columbia, TN

PROPERTY INFORMATION

The Department of Finance and Administration, Office of Real Property Administration, is requesting offers to purchase the subject property by sealed bids. The following data is for information only and accuracy is not guaranteed. Please contact Andrea Maholland at (615) 741-9357 if you need any additional information.

LOCATION:	204 W. 4 th St. Columbia, Tennessee
LOT:	110 ' x 230 ' being .436 acres +/-
IMPROVEMENTS:	Commercial Building with 5,307 S.F. +/- and a paved parking lot with 9 parking spaces in the front of the building and 28 parking spaces in the rear of the building.
UTILITIES:	All municipal utilities available
ZONING:	CBD – Commercial Business District
ACCESS:	+/- 110 linear feet of frontage 4 th St.
DEED RESTRICTIONS:	Please see Deed
INTEREST CONVEYED:	All right, title and interest by QUITCLAIM DEED
MINIMUM BID:	\$278,000.00
OPENING DATE & TIME:	September 26 , 2008 @ 2:30 PM CDT



STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
DIVISION OF REAL PROPERTY ADMINISTRATION

WILLIAM R. SNODGRASS TENNESSEE TOWER, SUITE 2200
312 EIGHTH AVENUE NORTH: NASHVILLE, TENNESSEE 37243

DAVE GOETZ
COMMISSIONER

(615) 741-4221
FAX (615) 741-7599

CHARLES GARRETT
ASSISTANT COMMISSIONER

The Daily Herald
Nashville, TN

Re: Sale of Surplus State Real Property
Transaction No. 08-03-009

Please publish the enclosed advertisement in the classified real estate section on the following dates:

July 13, 2008

Use space one (1) column wide and length as necessary, with border. Heading to be in 10 point type with body to be in 7 point type.

Send a copy of the advertisement, an affidavit of publication and your invoice to:

Attention: Jurgen Bailey
Finance and Administration
William R. Snodgrass Tennessee Tower
312 - 8th Avenue North, 22nd Floor
Nashville, TN 37243-0300
Phone: (615) 741-4221

To expedite the processing of your invoice please include the Transaction Number referenced above. Thank you.

Sincerely,

Andrea Maholland
Real Property Agent
615/741-9357



STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
DIVISION OF REAL PROPERTY ADMINISTRATION

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COLUMBIA, TENNESSEE**

**BY
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TR. 08-03-009**

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